LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.

- This form may also be completed online at:
  www.cityofmadison.com/developmentcenter/landdevelopment

1. **Project Address:** _____ 1004 & 1032 S. Park Street, Madison WI _____

   Project Title (if any): _____ Wingra Point 2 Residences _____

2. **This is an application for** (Check all that apply to your Land Use Application)**:**

   ☑ **Zoning Map Amendment from** __PUD-GDP__ **to** __PUD-SIP__

   ☐ **Major Amendment to Approved PD-GDP Zoning**   ☐ **Major Amendment to Approved PD-SIP Zoning**

   ☐ **Review of Alteration to Planned Development (By Plan Commission)**

   ☐ **Conditional Use, or Major Alteration to an Approved Conditional Use**

   ☐ **Demolition Permit**

   ☐ **Other Requests:** _____

3. **Applicant, Agent & Property Owner Information:**

   Applicant Name: __Terrence R. Wall__   Company: __Wingra Point Residences, LLC__

   Street Address: __P.O. Box 620037__   City/State: __Middleton, WI__   Zip: __53562__

   Telephone: (__608__) __345-0701__   Fax: (____) _____   Email: __terrence@twallenterprises.com__

   Project Contact Person: __J. Randy Bruce__   Company: __Knothe & Bruce Architects, LLC__

   Street Address: __7601 University Ave. Suite 201__   City/State: __Middleton, WI__   Zip: __53562__

   Telephone: (__608__) __836-3690__   Fax: (____) _____   Email: __rbruce@knothebruce.com__

   Property Owner (if not applicant): __Wingra Point LLC__

   Street Address: __980 N. Michigan Ave #1280__   City/State: __Chicago, IL__   Zip: __60611__

4. **Project Information:**

   Provide a brief description of the project and all proposed uses of the site: __Three to Six story mixed use building with lower__
   __level parking and a second level roof garden terrace. The building will contain 173 apartments above 9,330 s.f. of first level commercial space.__

   Development Schedule: Commencement __8/1/2015__   Completion __9/1/2017__

5. Required Submittal Information

All Land Use applications are required to include the following:

☑ **Project Plans** including:*

- Site Plans (<u>fully dimensioned</u> plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- *Seven (7) copies* of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- *Twenty Five (25) copies* of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- *One (1) copy* of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide *Fourteen (14) additional 11x17 copies* of the plan set. In addition to the above information, <u>all</u> plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall <u>bring</u> samples of exterior building materials and color scheme to the Urban Design Commission meeting.

☑ **Letter of Intent: Provide one (1) Copy per Plan Set** describing this application in detail including, but not limited to:

- Project Team
- Existing Conditions
- Project Schedule
- Proposed Uses (and ft^2 of each)
- Hours of Operation

- Building Square Footage
- Number of Dwelling Units
- Auto and Bike Parking Stalls
- Lot Coverage & Usable Open Space Calculations

- Value of Land
- Estimated Project Cost
- Number of Construction & Full-Time Equivalent Jobs Created
- Public Subsidy Requested

☑ **Filing Fee:** Refer to the <u>Land Use Application Instructions & Fee Schedule</u>. Make checks payable to: *City Treasurer.*

☑ **Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to <u>pcapplications@cityofmadison.com</u>.

☑ **Additional Information** may be required, depending on application. Refer to the <u>Supplemental Submittal Requirements.</u>

6. Applicant Declarations

☑ **Pre-application Notification:** The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations **in writing** no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Lucas Dailey, Bay Creek Neighborhood Association 12/10/14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

☑ **Pre-application Meeting with Staff:** <u>Prior</u> to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: __Tim Parks__ *Date:*__12/10/14__ *Zoning Staff:* __Al Martin__ *Date:* __12/10/14__

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant __Terrence Wall, President__ Relationship to Property: __Developer__

Authorizing Signature of Property Owner_____ Date __3/13/2015__

(purchase contract)